

Moving to Work (MTW) 2019 Proposed Annual Plan - Brief Summary

Since 2008, Santa Clara County Housing Authority (**SCCHA**) has introduced nationally recognized changes to its affordable housing programs through the Moving to Work (**MTW**) demonstration program. MTW is a federal initiative established by Congress that encourages selected housing authorities to propose and implement, upon the U.S. Department of Housing and Urban Development (**HUD**) approval, locally-designed changes to the way affordable housing programs are administered.

The goals of the MTW program are:

- To increase cost effectiveness in housing program operations;
- To promote participants' economic self-sufficiency; and
- To expand participants' housing choices.

SCCHA has prepared its draft annual MTW plan to describe how the Agency plans to implement its MTW demonstration program for Fiscal Year 2019, from July 1, 2018 to June 30, 2019. In the plan, SCCHA seeks approval from HUD to add the following activities:

Re-Proposed Activity 2017-3: Expand Landlord Initiative: Bonus Payment. This activity was created as a means to encourage owners to rent their vacant units to Housing Choice Voucher (**HCV**) voucher holders. SCCHA is re-proposing this activity to include bonus payments for new owners who agree to rent to HCV voucher holders.

Proposed Activity 2019-1: Graduation Bonus. This activity will modify the regulation that the Housing Assistance Payment (**HAP**) contract automatically terminates 180 days after the last HAP payment to include families whose HAP amount is less than \$100 per month, shorten the time period before automatic termination to 60 days, and provide a graduation bonus payment to affected families. The graduation bonus paid by this activity is intended to ease the transition of formerly-assisted families into the unsubsidized housing market.

Proposed Activity 2019-2: Family Self-Sufficiency Program (FSS) – Waive Contract of Participation Requirements. This activity will waive the requirement that a family enrolling in FSS must have an interim or annual reexamination conducted within 120 days of the Contract of Participation (**CoP**) effective date. In addition, this activity will modify FSS CoP requirements to allow families to be classified as a “successful FSS completion” if at least one adult family member completes the requirement of suitable employment and the goals of their Individual Training and Services Plan.

2019-3: Waiving the Requirement that a PHA Redetermine Rent Reasonableness for Manufactured Home Spaces Annually. This activity will eliminate the HUD requirement that a Public Housing Authority must annually re-determine the reasonable rent for a manufactured home space.

2019-4: Streamline the Lease-Up Process. SCCHA proposes to alleviate the delays associated with the processing and completion of the lease-up process. This activity will waive the required use of standard form HUD-52517 (Request for Tenancy Approval form) and the HUD-required language that must be included in Section 8 leases.

SCCHA will hold a public hearing on the proposed MTW Plan on Wednesday, February 28, 2018 from 2:00pm – 3:00pm at the following location:

Santa Clara County Housing Authority
Yosemite Conference Room
505 West Julian Street
San Jose, CA 95110

A preliminary draft of the MTW Plan will be available for review at this location and public comments on the plan will be accepted from February 20, 2018 – March 21, 2018. The draft plan will also be available online on the SCCHA website at www.scchousingauthority.org.

Comments may be submitted electronically to:

Aimee.Escobar@scchousingauthority.org or by U.S. mail to the attention of Aimée Escobar, Senior Housing Policy Analyst, 505 West Julian Street San Jose, CA 95110.

The final proposed 2019 MTW Annual Plan will be presented to the SCCHA Board of Commissioners for approval on March 22, 2018 and will be submitted to HUD for final approval no later than April 15, 2018.

In accordance with the Rehabilitation Act of 1973, the Housing Authority will make reasonable efforts to accommodate persons with disabilities. Please call (408) 275-8770 at least three days in advance of the public hearing if you require special accommodations. TDD/TTY users call 408-993-3041.